Business Steadily Encroaching on Residence Section.

PROGRESS ON SCHOOL

Competition for Plans for Metropolitan-Citizens Bank Building.

No better illustration of the growth of Washington will be found than the encroachment of business upon the resi-dence sections of the city. Less than years ago F street was almost devoid of business establishand nothing of the sort had its appearance above thoroughfare. To-day, from Fifth to Fifteenth streets, there is scarcely a along either side of the street but is given up altogether or in great part to trade. G street is rapidly changing its character in this respect. and H street too, within the limits dicated, is taking on the aspect of a business street. It is also to be observed that this change is not confined to the streets named, but has communicated itself to the adjacent and inersecting thoroughfares running north and south. From Ninth to as far west as Eighteenth residences have been alst completely crowded out, at least as far north as I street, so that what vas the chief residential portion of the town comparatively a few years ago has become the business center to-day.

Naturally prices of real estate have isen in exact proportion to the demand for available business property. Lots for which a few years ago \$3 or \$4 a square foot would have been reas an excellent now held at many times that figure. It has even come to pass that in the most eligible localities on F street \$40 and \$50 a foot is not considered too high. These facts will go far to explain the rise in the price of property in the residential sections of the city, and in them also will readily be found the cause for the increase in rentals concerning which a good deal of complaint is heard from time to time.

Paying for Expansion.

Washington is in this way paying the price for its expansion, its experience in this regard being not one whit different from that of other cities. It is not a manufacturing center, and probably never will be; it is not even a great commercial emporium, and probably will be, at least in the sense in which that .erm is applied to cities like Baltimore, or Cincinnati, or Boston. But it has the advantage over all these but it has the advantage over an thomas in that its attractiveness as a place of residence for people of culture and cathedral close, where the boys have all opportunity for outdoor exercise. this class of persons from all parts of the land. The more these come, the greater will be the demand for eligible boys in the churches or cathedrals to residence sites; the higher will become the prices paid for ground, and the ondary purpose makes them serve as farther out into the suburbs will be nursery for musicians. Many clergycrowded those of our permanent population whose income will not permit them either to purchase or to rent prop-erty in those localities where land will too costly.

Cathedral Choir School.

The work on the National Cathedral Choir School is progressing rapidly. The foundation is nearly completed and soon work on the main building will begin. It is hoped the school can be is of collegiate Gothic architecture and in height, and will cost in the neighwill be built of gray Potomac stone, with facings of Indiana limestone. The ing part in the competition are Marste which has finally been chosen is shall & Hornblower, Marsh & Peter, ideally located, close to Massachusetts Wood, Donn & Deming, Harding & Upavenue on the slope of the hill near the Little Sanctuary, the historical treaslife-long impression upon the minds of the school boys. The west end of the school will be connected with school will be connected with a Gothic arcade leading up, around the plaza, to the west front of the cathedral. The as possible, in order that the work of entire length of the building will be over 150 feet. Standing at right angles to the Little Sanctuary, it will form the southwest corner of the future cathe-

The front of the school will face the cathedral and as provided by the architecture the windows of the lower story are a series of large cloister-like arches filled with perpendicular tracery. Be-hind these arches is the corridor of the

Interior Arrangement.

together in one part all that pertains to ready been applied for, a fact easily active school education; in another the counted for when the unusually desirne life is provided for, and still another section is devoted to the adminis-

COMMERCIAL BANK BUILDING



At the Northwest Corner of Fourteenth and G Streets.

kitchen, service room, and laundry oc- in about two weeks. cupy the rest.

Upstairs on the main floor, one wing is given over to music room and dining room, while in the other is the large library, a great common room, and the

to himself, and each dormitory being connected with a master's room. Other apartments will be those of the matron, a sewing room, lavatories and bath rooms. On the third floor are the servants' quarters, with separate staircase and an infirmary ward and private room, nurses' room, and full equipment. The remainder of the third floor will be used as masters' rooms. A guest apartment on this floor provides for the entertainment of distinguished visitors. Forty boarding pupils can be accommodated. Day scholars will also be accepted.

Large Playground.

lower entrance of the school playground in the lower part of the

which the school is attached. A secmen receive their first impulse in choir school, and it is an important step the National Cathedral of SS. Peter and Paul is now taking, enabled to this course by the generous bequest of Mrs. Harriet Lane Johnston, niece of Presi-dent Buchanan,

New Bank Buildings.

Local architects are engaged in a competition for plans for the proposed new building for the Metropolitan-Citizens' National Bank. It is to be seven stories borhood of \$300,000. The architects takceptable design will be made as quickly construction may be begun with the least possible delay. It is expected that this structure will be one of the hand-somest specimens of bank architecture scuth of New York.

It is understood that the directors of the Washington Loan and Trust Com-pany are contemplating the remodeling of the interior of the bank at a prob-

able cost of \$75,000.

The Commercial National Bank building, to which two stories have been added, now presents quite an imposing appearance, as will be seen from the In arranging the interior details of cut on this page. It is understood that the school care was taken to group all the additional floor space has alable locality is taken into consideration. Workmen are busy with the interior of

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Carolina Fairfax County, Virginia

ON ELECTRIC BOAD AND NEAR STEAM BOAD.

Health, shade, fine water. The best subdivision near Washington city. 2,000 square feet in each lot. Pive lots in a block. 250 lots to be sold to highest bidder, without reserve, on TUESDAY, MAY 30, 1905. Sale to begin at 12 o'clock.

TERMS: \$5.00 cash, balance easy payments to suit purchaser. One lot will be sold with privilege of four adjoining.

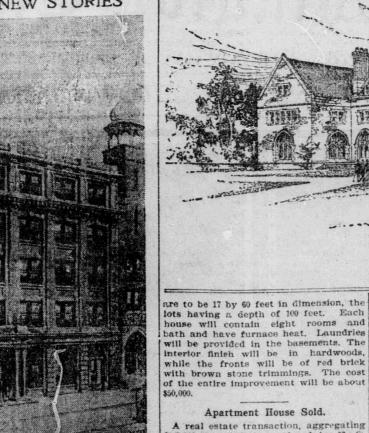
For Booklets, Excursion Tickets, and full information call on or address ALEX. J. WEDDERBURN IMPROVEMENT CO.,

Suite 8, No.1425 P St. N. W., Washington, D. C., or Times Building, Alexandria, Va. THE PINEST OPPORTUNITY FOR A HOME OR INVESTMENT.

Lots will double in value in a year. Don't lose this chance. Lots wn any time. Railroad fares paid for purchasers.

Good title. Immediate posession.

WITH ITS TWO NEW STORIES



NOTABLE STRUCTURE

courts and a large gymnasium tell of wholesome recreation for the play hours.

The other part of the basement is given over to boiler room, wash room, and men's quarters in one section, while the

Club Houses to Be Rebuilt.

building of the Metropolitan Club house, which was partly destroyed by fire some school room, with three or four smaller which was partly destroyed by fire some class rooms. In the center is a well-filled months ago. It is intended to erect the new home of the club on the same site-In the second floor wings are the structure is to take the place of the old. dormitories, each boy having a cubicle It is to be four stories in height, and the architectural character will be such as to give the members much like comfortable quarters and generally better accommodations than they were able to have in the ruined building. The and Third streets—Edwin I. Nottingham at ux. to Henry E. Tripp; part lot 2, square 768; \$10.

The McLachlen Real Estate and Control of the members much like to southeast, between Second and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and Third streets—Edwin I. Nottingham are foot. The McLachlen Real Estate and

New York, are the architects in charge.

Another clubhouse that is to rise from the ashes of one destroyed is the home of the Woodmont Gun Club in Mary-

Thomas L., to John S, Farreli, part lots 19 and 20, square \$22; \$10.

Burrville—Ralph P, Barnard et al., trustees, to Annie E. Coleman, lots 1, 2, 3, block 11, and lot 8, block 12; \$231.

\$60 Second Street northwest—Anthony Lulley to John Lulley, lot 2, square north of 563; \$10.

1612 Twentieth street northwest—Agnes L. White et vir, Oscar W., to Ward Thoron, lot 141, square 93; \$10.

LANE JOHNSTON BUILDING, CATHEDRAL CHOIR SCHOOL

Apartment House Sold. A real estate transaction, aggregating \$145,000, has just been closed by E. C. Brainerd, real estate broker, in connec tion with Fill, Van Dyke & Fill, whereby the new apartment house located on the north side of O street, between Twentieth and Twenty-first streets, known as the Don Carlos, was trans-ferred to Charles S N. Wilson, of this city, for \$105,000. The Don Carlos was finished five months ago by Newman & Smith, the builders of the Walsh residence on Massachusetts avenue, and was sold on a basis of 10 per cent gross income, the Don Carlos yielding at present \$10,500 per annum. In part payment Mr. Wilson conveyed his residence and It is stable, 1116 Vermont avenue, at a valuation of \$40,000.

> The excellent cut in the Sunday Times of May 14, showing the interior of the new Union Station, was kindly loaned

Real Estate Transfers. Oak Lawn-Ward Thoron et ux. to

Lester A. Barr, part; \$2,006. De Sales street northwest, between Seventeenth and Eighteenth streets-Elizabeth Poe to Murray A. Cobb, lot 72, square 162; \$10.

Fifth street southeast, between East

Capitol and A streets--Emma Riggles et vir, Charles W., to trustees of Met-ropolitan Presbyterian Church, part of the Woodmont Gun Club in Maryland. James M. Green, president of the club, is now awaiting the final bids, and will as soon as they are in his hands make the award of contracts.

George P. Newton, the builder, is going to erect on Adams street between B and C streets—Samuet J. Cole to John K. Ufell, part original lot 1, square 62; \$10.

George P. Newton, the builder, is going to erect on Adams street between First and Second northwest ten two-story and cellar brick dwellings. They

STONE & FAIRFAX, 804-806-808 F Street

YOU CAN BUY A HOUSE FOR

HANDSOME STRUCTURE.

Devoted to Musical Education of Boys.

NEW JERSEY FARMS.

FOR SALE-LOTS.

FOR SALE-BUILDERS, ATTENTION, A frontage of 150 feet on Princeton st., between 7th and Sherman ave.; away below the market for a few days. Address BOX 470, this mysl-3t

FOR SALE AT A BARGAIN TO CLOSE AN ESTATE.

Choice lot, 50x150, in Brightwood Park, Price, \$750. Will sell haif. LOUIS P. SHOEMAKER, 612 14th N.W.

BEAUTIFUL LOT on F st. ne., near 10th will sell cheap; mean business; want fer. Address OWNER, Box 431, this my18-4t

In a \$10,000 Location

And Get a Bargain.

left to be disposed of at this

price. Five have been sold

Beautiful Mount Pleasant

Homes—Nos. 1431-35-39

They're ideally located for

both summer and winter resi-

dences. It's a well-known

fact that there are 10 degrees

difference in temperature be-

tween this part of the town

and downtown in summer,

while in winter, with the con-

veniences, car service, etc.,

you're as well located as if

you were in the heart of the

These houses are splendid

investments. WE HAVE SOLD SEVERAL TO PAR-

TIES LOOKING FOR A

SAFE, PROFITABLE IN-

\$32.50 a month, and we can

rooms deep on first floor, rear

porches, rear yard, splendidly

finished; beautiful tiled

baths; handsome mantels; polished floors; hardwood trimmed. The mantels and

decorations are really su-

perior to those found in most

They can be rented for

ARRANGEMENT: Four

VESTMENT.

\$10,000 houses.

rent them.

Sheridan Street.

already.

Just three of these houses

FOR SALE-10 times the profit you get from your savings bank, by putting just \$600 into a nice new brick building, renting for \$33 a month. Your \$600 nets you \$192 a year. Let us show you this house.

FOR SALE—A little gem; delightful 7-room brick, near 22d and Va. Ave. N. W., lot 17x95; frame stable on rear; only \$3,600.

FOR SALE-\$300 cash will buy fine 6-room brick near H St. car line, N. E.; colonial style; porches in front and rear; furnace heat; first-class plumbing.

FOR SALE-On Pa. Ave.; fine 8-room and bath brick dwelling, in first-class condition; cheap at \$4,200.

WILLIGE, GIBBS & DANIEL

603-605 13th St. N.W.

FOR RENT-APARTMENTS.

FOR RENT-327 G st. ne., 5 rms and bath, ent \$18. 1034 5th st. ne., 5 rms, bath, gas ange, rent \$16. F. S. COLLINS CO. (Inc.), 03 12th st. nw. my21-3t

FURNISHE.) and unformished apartments at C.e St. Louis, 809 14th st. nw. 1t FOR RENT—Furnished, delightful bachelor apartments at The Cairo, only \$39 per month. Address BOX 481, this office. my21-8t

FOR RENT-Six room apartment; front; furnished completely for housekeeping; summer rates. Inquire at 505, The Cecil. \$ 1t

FOR RENT—The New Fair Apartments, 1712
14th st., above Thomas Circle; five large
outside rooms; marble sinks, basins, bathrooms; stationary tubs; gas cooking range;
three beautiful mantels; hot-water heating;
cool in summer; \$30 month; cheap at \$40.

my19-3t

THE DORCHESTER, 12th st. and Maryland ave. sw. Two-room apartments; steam heat; porcelain bath; public laundry; telephone. New apartments; new management; everything first class.

C. B. HAZARD CO.,
Phone Main 1729.

Phone Main 1729.

1417 F st. nw.

FOR RENT-NEW APARTMENTS,
2d and V Sts. N. E.,
11th and Yale Sts. N. W,
5, 6, and 7 rooms and bath.
RENT, \$22.50 and \$25.
api4-tf T. A. HARDING, 1316 G st. nw. FOR RENT-New four and five room sanitary apartments; separate rear yards and porches; only \$12.50. KARRICK & METCALF, 1823 G st. nw. mb4-tf

FOR RENT-FL .TS.

FOR RENT—A second floor apartment, four rooms, bath, and back porch; price, \$35 per month; also one furnished room. Apply at 1617 19th st. nw.

FOR RENT-Five room flat, outside rooms. 1433 New Jersey ave., third floor. my21-3t FOUR COZY ROCMS, with bath, in central Northwest; \$12.50. SAMUEL T. SMITH & CO., 1321 G st. my20-3t

FOR RENT-F. H. SMITH CO., 1408 N.Y. ave. RENTAL AGENTS, BOND BLDG.
NEW two-story flats, with all modern improvements. PORCELAIN BATHTUBS; separate yards.

3345 M st. nw.—ir and b. new..\$17.50 and \$18.50 th and R. I. ave. ne.—fr and b....\$20 and \$19.1228 Duncan ne.—ir and bath....\$15.30 my20-51

FOR RENT-Flat of three rooms, unfur-uished, for light housekeeping. 1018 8th st. \$15.50 PER MON'TH-Cozy four-room flat; desirable section Northeast; near cars; med-orn plumbing; inducement to yearly tenant. Mr. BROWNE, 612 14th st. nw. my20-3t

FLAT, five rooms; furnished or unfurnished; modern improvements. 10 C st. nw. my19-3t

FOR SALE-FLATS.

TWO four-room and bath flats, renting at \$31 each; trust, \$2,000; a bargain at \$3,100; best section of Northeast. Address BOX 466, this office, my20-3t

WANTED-FLATS OR HOUSE.

WANTED—Furnished flat or house for summer; good care; references; must be reasonable. HIGGINS, 1613 19th st. nw. my19-3t

SUBURBAN PROPERTY.

FOR RENT-Pretty 8-room and bath sub-urban house; furnace; sewer, and water; large lot; beautiful view; on electric line; one mile from Georgetown; \$25, ROBINSON & CO. (Inc.), 613 14th st. nw. my18-12t

FOR SALE_HOUSES. \$6,500.

RENTED AT \$55.50 PER MONTH.

Three new flats, convenient to navy yard.
5 large rooms and bath each. Furnace heat.
Large cellar. Convenient to car line. Lot
20 feet wide and broad avenue. Each room
has plenty of light.

\$14,500. RENTING FOR \$1,860 PER ANNUM.

JOSEPH I. WELLER, REALTY BROKER, 602 F St. N. W.

FOR SALE—1311 B st. se., new two-story press brick dwelling; 6 rooms; modern bath and ceilar; furnace heat; front lawa and porch; deep yard; beautifully papered; excellent order; telephone and other modern improvements; cheap to settle estate. JOHN H. WALTER, 202 Colorado Building, 14th and G sts. nw. my21-3t

FOR SALE—1251 East Capital st., 3-story press brick, new dwelling; 7 large rooms; modern bath, porcelain tub, and tiled floors and walnescoting; cellar; furnace; nicely papered; attractive mantels; front lawn and rear yard; easy terms. THE WASHINGTON REAL ESTATE CO., 203 Colorado Bidg., 14th and G sts. nw. my21-3; FOR SALE—7-room modern house; reasonable. 310 Randolph st. ne., Eckington my21-3t

my21-3t

FOR SALE-By owner, a beautiful corner house, six rooms; bath; large reception halls; broad entrance; south, east, and west exposure; all front; leaving city; must sacrifice my20-3t

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for all.

ALEXANDRIA, VA.—Corner store and dwelling, near new union freight yards; all fixtures necessary to do

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ATTRACTIVE NEW HOUSES IN NORTHEAST.

Always Open for Inspection, Including Sunday.

SIX NEW TWO-STORY BRICK HOUSES in the Northeast section of the city, near street cars; with all modern improvements; with six rooms, bath, and ample closet facultites; handsomely finished; price, only \$5,00 to an immediate purchaser; terms easy. LOUIS P. SHOEMAKER,

612 14th St. N. W. my19-3t NEW TWO-STORY FLAT-Five rooms and bath each floor; within one square of Co-lumbia cars. Northeast. Pays over 10 per cent gross on \$5,900. ONLY \$4,800. WM. G. DUNNE, my19-tf 1110 H N. E.

FOR SALE-34,850-Special offering en Columbia Heights, between Thirteenth and Fourteenth streets. Just what you have been looking for. A pretty little 6-room and reception hall house on the heights between Thirteenth and Fourteenth streets; south front, 18 feet wide. This house has all modern improvements; has exceptionally large rooms. If you want this one you must be suick.

H. R. HOWENSTEIN CO., 1314 F Street N. W. ap17-tf

HOW TO EE YOUR OWN LANDLORD
ON \$100 CASH AND \$20 MONTHLY.
For full particulars drop postal, telephone,
or call for new illustrated booklet, plat,
etc., of Mount Pleasant Heights.
FULTON R. GORDON,
Northwest Subdivisions a Specialty.
ROBEET G. HEATER, Manager.
Tel. Main 529.
Colorado Building.
myi3-tf

ONLY \$100 CASH,

Balance \$20 Nonthly. New houses, Pennsylvania ave., not far from navy yard; 8 rooms; sorcelain bath; furnace heat; concrete cellar. The best opportunity in Southeast Washington. LeROY MARK,

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WE GUARANTEE SATISFACTION.

FOR RENT-HOUSES.

FOR RENT-\$16.80, neat six-room brick, F st. ne. Key at 914 Maryland ave. ne. my21-3t

my20-St

FOR RENT-WM. H. SAUNDERS & CO., 1407 F St.—1428 K st. nw., 18r and 4 b; 1729
21st nw., 10r and b; 2110 O st. nw., 14r and 2 b; 1915 I st. nw., 12r and b; 1840 M st. nw., 10r and b; 1408 Staughton st., 9r and b; 1913
4th st. nw., 6r and b; 1311 Conn. ave., 14r and b; 3157 Q st. nw., 12r and b; 1935 Cincia. st., 12r and 2 b; 1519 R st. nw., 13r and b; 3048 N st. nw., 11r and b; 3088 Cambridge pl., 9r and b; 39 Quincy st. nw., 6r and b; 1917 to 27 35th st. nw., new 5 and 6r flats, 1st and 2d floor, tiled bath, cellar and furnace, good location; 3 or 4 rooms and bath, private, good location; 1237 lith se., large store and cellar; rear 1521 Kingman bi, large 2-story brick stable; 1336 Union ct., large stable and yard. For colored: 1904 L st. nw., 6r and b; 1916 L st. nw., 6r; Kensington, Md., 9r and b; central.

WANTED-HOUSES.

WANTED-To purchase of owner, a well built two-story house; pressed brick front; suburban owners need not answer; price, \$3,200 cash; must be a bargain. Address BOX 492, this office. my21-3t

FOR RENT-STORES.

FOR RENT-Store and room, \$12. 505 Q st. FOR RENT-\$25 per month; store and two rooms and bath. 1418 12th st. nw. A. D. ADDISON, 808 17th st. nw. ap28-tf

FOR RENT-OFFICES.

FOR RENT-720 17th st. nw., four rooms on second floor, \$23.
LOUIS P. SHOEMAKER, 612 14th st. nw. my20-3t

FOR RENT-STABLES.

FOR RENT-Twenty-five stalls in new brick stable near B. & O. freight office; all modern conveniences; loft room; large from yard. OWNER, C. H. BURGESS SONS CO. 5th and O sts. nw. myst-se.

in the District.

Exclusive Agents.

804-806-808 F Street N. W.

Location high and healthy, connvenient to schools, numerous churches, and the best market stores

We have sold similar houses on this street to parties worth \$100,000. The houses being large

STONE & FAIRFAX,

enough, they found in them all the conveniences and attractions usually found in \$15,000 houses.

Take Mt. Pleasant cars on F street, or 7th or 14th street cars.